

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND SPECIAL MEETING ON
TUESDAY, DECEMBER 16, 2014, AT 7:00 P.M.,
7th FLOOR, LAND USE CONFERENCE AREA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT**

REVISED AGENDA 12-12-14

PUBLIC HEARING

1. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change,** to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district (*continued from December 8, 2014*).
2. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans,** Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district (*continued from December 8, 2014*).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: December 8, 2014

PENDING APPLICATIONS:

1. **CSPR-971 – MINKLER, 108 Houston Terrace,** to add a 950 sf second floor addition consisting of 4 bedrooms and one bathroom to an existing home located at 108 Houston Terrace in an R-7.5 zone within the CAM boundary.
2. Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street
3. Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2
4. Application 214-21 – KEVIN ROMANO, 965 Hope Street, Special Exception and Final Site and Architectural Plans
5. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St

6. Application 214-32 – WALTER PIANTINO, 26 Orchard Street - Special Exception and Coastal Site Plan Review
7. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
8. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans
9. Proposed Restaurant at One Harbor Point Square; 2200 Atlantic Street

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT